



For sale by Auction - Two Properties + Plot



Northumberland
Properties

5 Burnside, Belford
£250,000





5 Burnside

Belford, Belford

Council Tax band: B

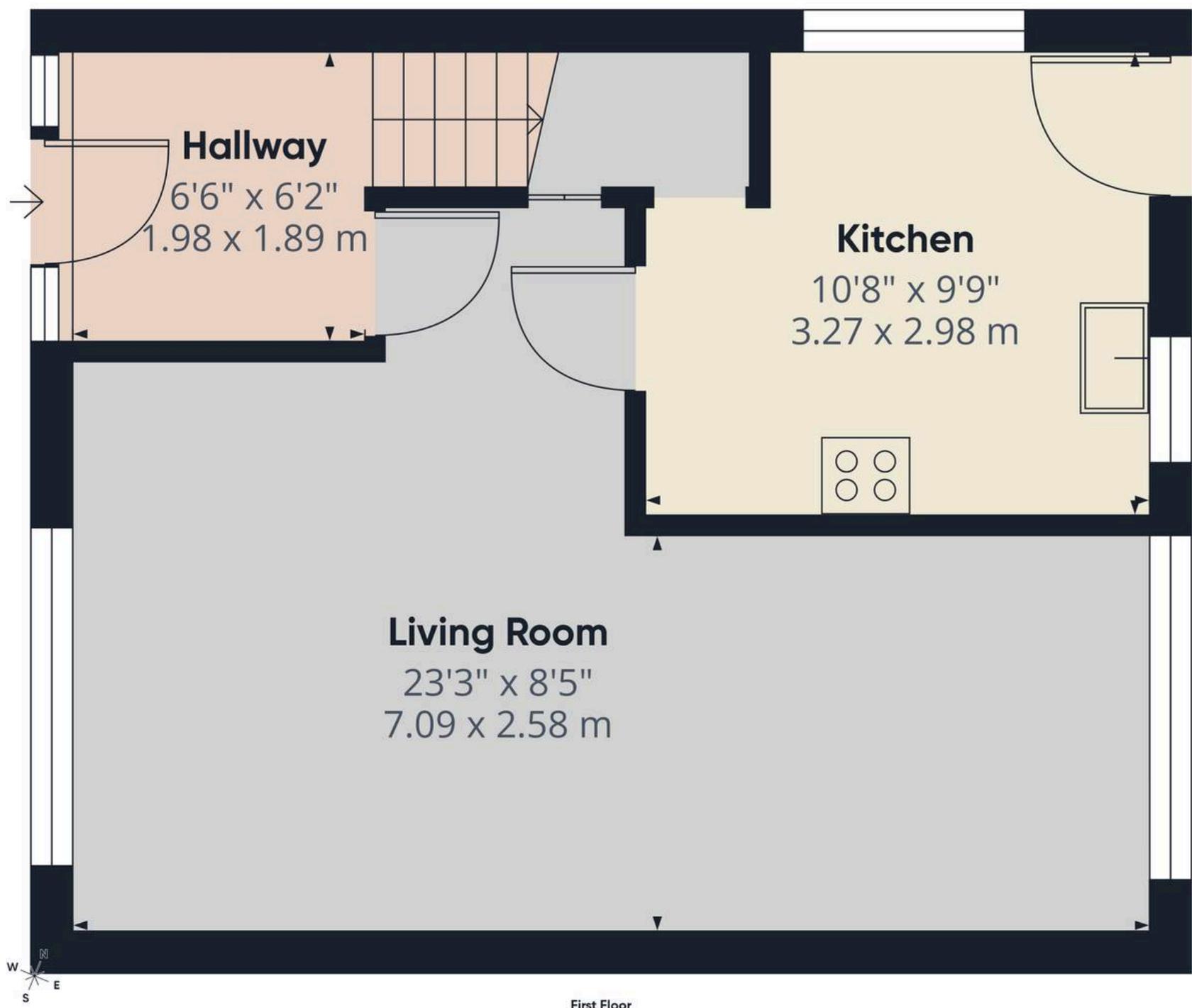
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- For Sale by Auction
- Two three-bedroom semi-detached houses plus a substantial building plot
- Prime Residential & Development Opportunity
- Total site area approximately 0.22 acres in a central village location
- Strong development potential for 2–3 additional dwellings (STPP)
- Estimated post-refurbishment rental values of £700–£800 pcm per house
- Walking distance to shops, doctors, school, rail station, and amenities





Approximate total area⁽¹⁾
427 ft²
39.7 m²

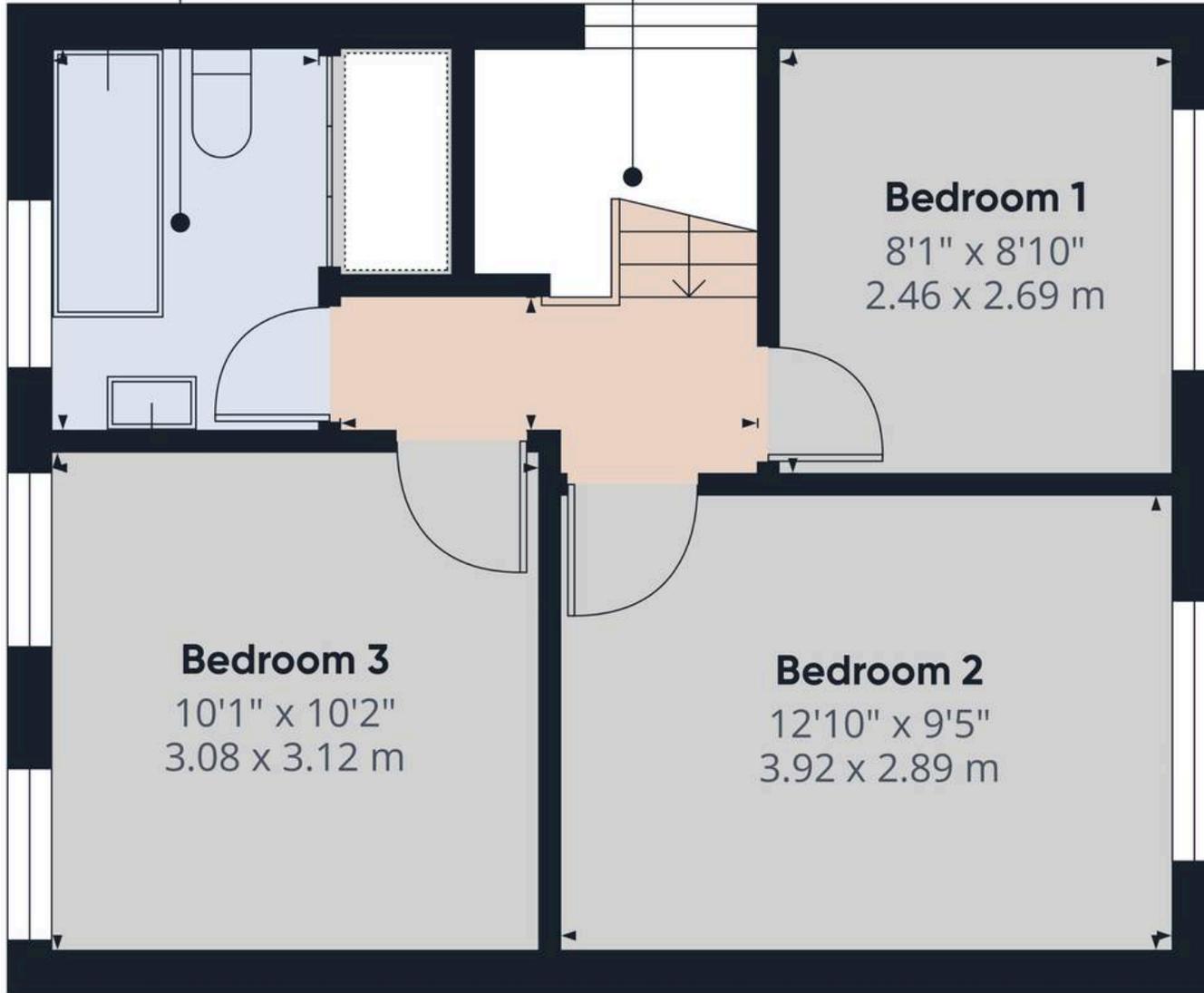
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bathroom
5'8" x 8'1"
1.73 x 2.47 m

Landing
8'8" x 2'10"
2.65 x 0.88 m



Floor 1

Approximate total area⁽¹⁾

380 ft²

35.3 m²

(1) Excluding balconies and terraces

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**Auctioneers Comments:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Utility's:

- Gas Central Heating
- Mains Electric
- Mains Water
- Mains Waste



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